

Marcus & Millichap
TAG INDUSTRIAL GROUP

1000 NORTHEAST 28TH STREET

FORT WORTH, TX 76106

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 108,951-Square-Foot Industrial Manufacturing Facility Situated on 9.39 Acres
- Two Buildings Featuring Three Manufacturing Bays, Overhead Crane Systems, Ample Power and Rail Access
 - Redevelopment Opportunity: Located in North Fort Worth Near Fort Worth Stockyards
 - Owner-User Opportunity: Ideal for Manufacturing Businesses with Need for Outdoor Storage
- Investment Opportunity: Single or Multi-Tenant Use with Conservative Market Rent of \$4.50 Triple-Net
- 3.1% Submarket Vacancy with Second Quarter 2022 Rent Growth of 13.5% Year-Over-Year (CoStar)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1000 Northeast 28th Street in Fort Worth, Texas. The subject property consists of approximately 108,951 square feet of warehouse space and is situated on 9.39 acres of land. The two-building asset features three manufacturing bays, equipped with overhead cranes. For sale as vacant, the property can be acquired for owner use or as an investment. Ideal for owner-users operating a manufacturing business, the property also provides ample outdoor storage space. Located in the North Central Fort Worth submarket near the historic Stockyards, the asset can be redeveloped for single or multi-tenant use and marketed for at least \$4.50 per square foot on a triple-net lease.

North Central Fort Worth contains an inventory of 10.9 million square feet of industrial space. As one of the city's original industrial hubs, 94 percent of the inventory was developed prior to 2000. With industrial land largely non-existent, inventory has actually contracted by 15.6 percent since peaking in 2006 due to demolitions. During this time, no new industrial properties were developed, and there is currently nothing underway. As a result, the vacancy rate stood at just 2.8 percent by the end of Q2 2022. With supply tightening, market rent growth leaped to a new record high of 13.5 percent annually during the second quarter. Industrial rents in North Central Fort Worth now average just under \$9.00 per square foot, offering landlords an 8.5 percent premium compared to the overall market (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 919 thousand residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded, and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metros numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub.

PROPERTY DETAILS

1000 NORTHEAST 28TH STREET,
FORT WORTH, TX 76106

Number of Suites	2
Number of Buildings	2
Total Square Feet	108,951
Warehouse Square Feet	107,651
Office Square Feet	1,300
Office Ratio	1%
Year Built	1963
Lot Size	9.39 Acres
Type of Ownership	Fee Simple
Building Height	43'
Parking Surface	Concrete
Building Class	C
Tenancy	Multi
Grade Level Doors	10
Rail Served	Union Pacific, 10 Car Spots
Overhead Cranes	(1) 25 Ton, (4) 15 Ton, (2) 20 Ton
Crane Rail Height	26'9"
Average Hook Height	26'
Construction	Metal
Power	3-Phase, 480V, 2,000amp
Transformer	1500KVA
Zoning	IM
Roof Type	Pitched Metal
Market	Dallas Fort Worth
Submarket	North Central Fort Worth
Market Vacancy	3.10%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060715)





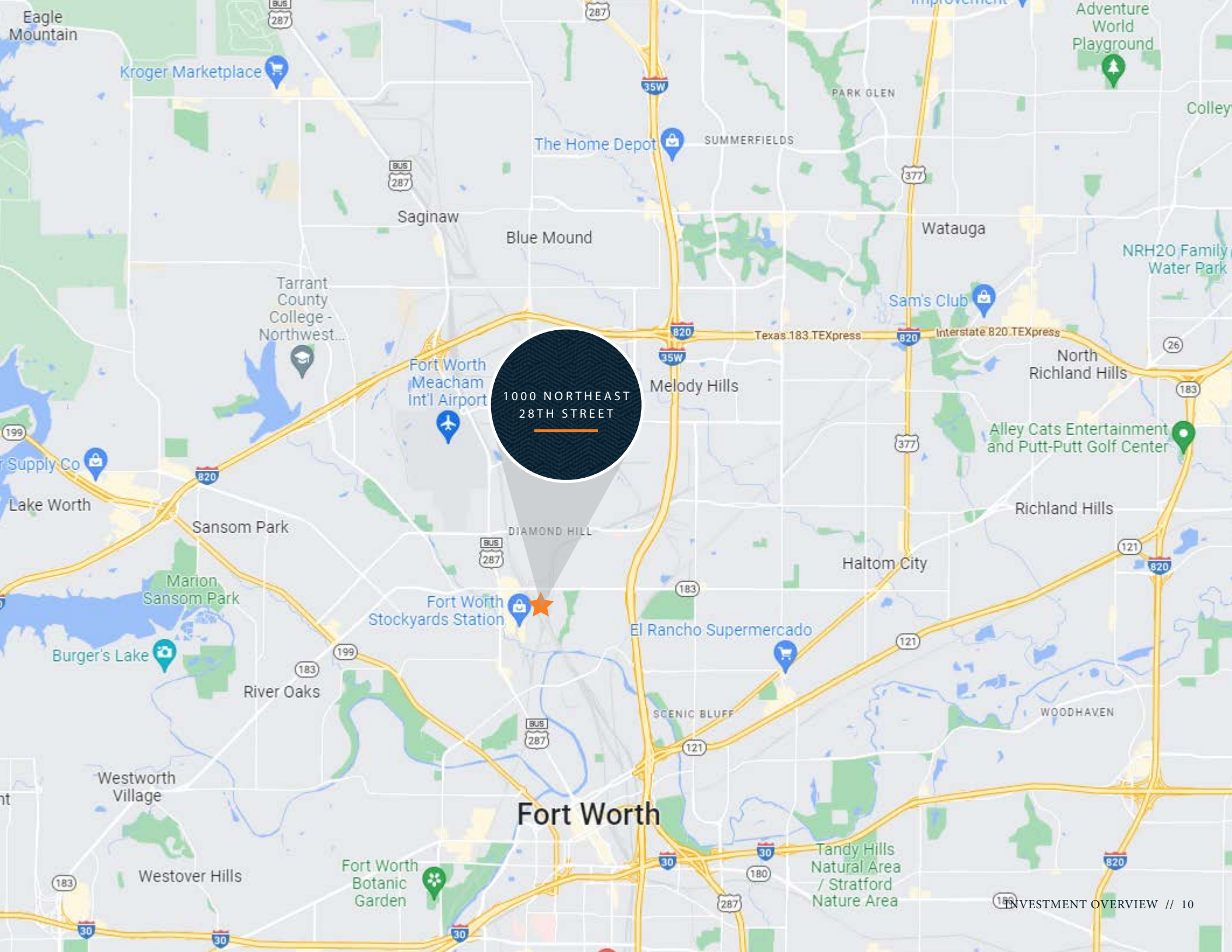
1000 NORTHEAST 28TH STREET

FORT WORTH, TX 76106

OFFERING PRICE
REQUEST FOR OFFER

Offering Price	Best Offer
Total Square Feet	108,951
Acres	9.39

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1000 NORTHEAST
28TH STREET

Fort Worth



1000 NORTHEAST
28TH STREET

A & S Steel Group

Fort Worth
Metal Recycling

Top Seal

Trail
Drivers Park

Dos Amigos Pull N Save
Auto parts store

Stricklin Fabrication
& Welding

Yellow
& R

Fort Worth
Aluminum Foundry

Joe White Tank

Trinity Industries

NE 10th St

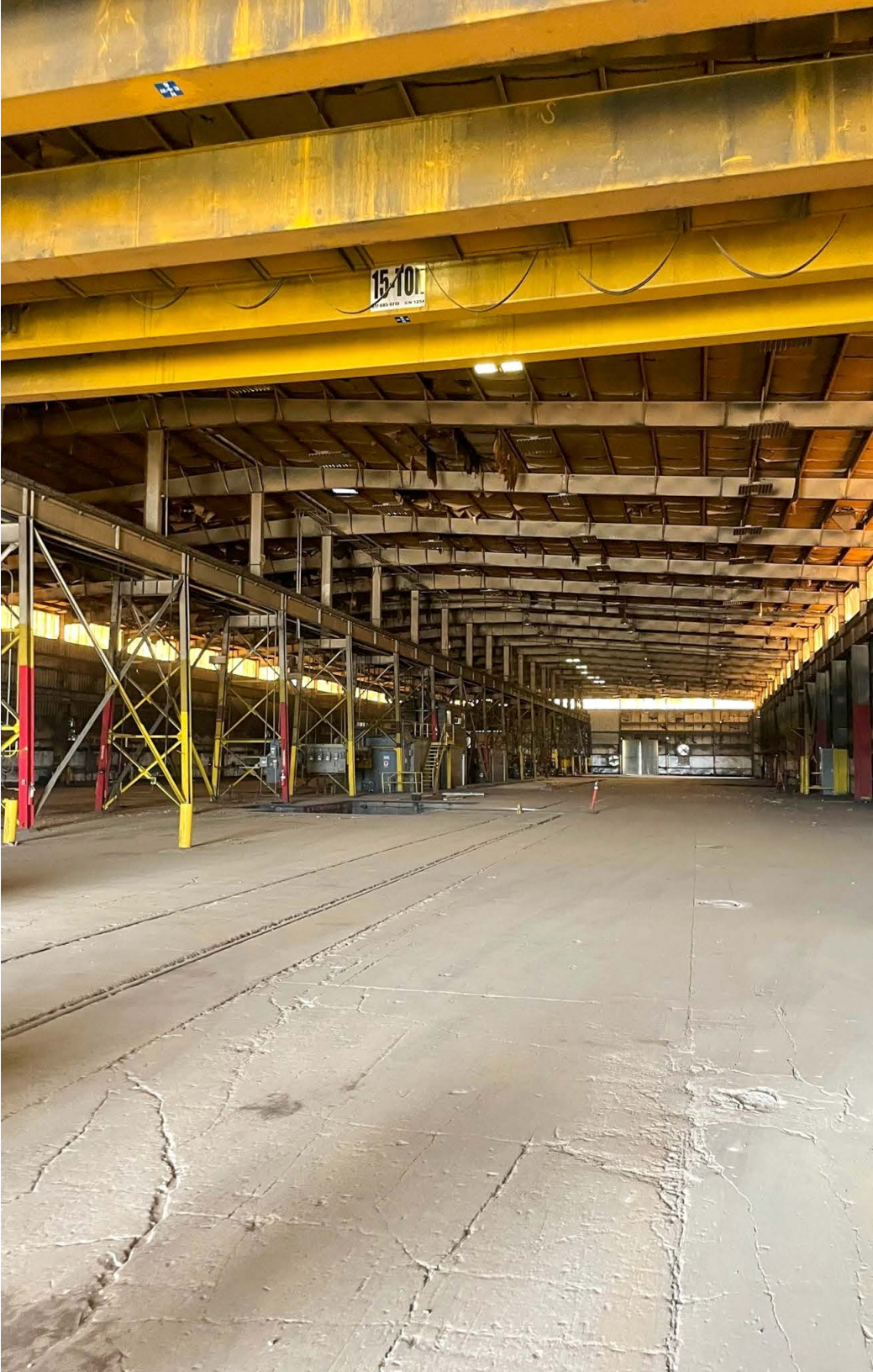
NE 28th St

NE 28th St

Panya Fabricate
Welding and Machine

St
nks Metals Inc





CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

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FORT WORTH TEXAS

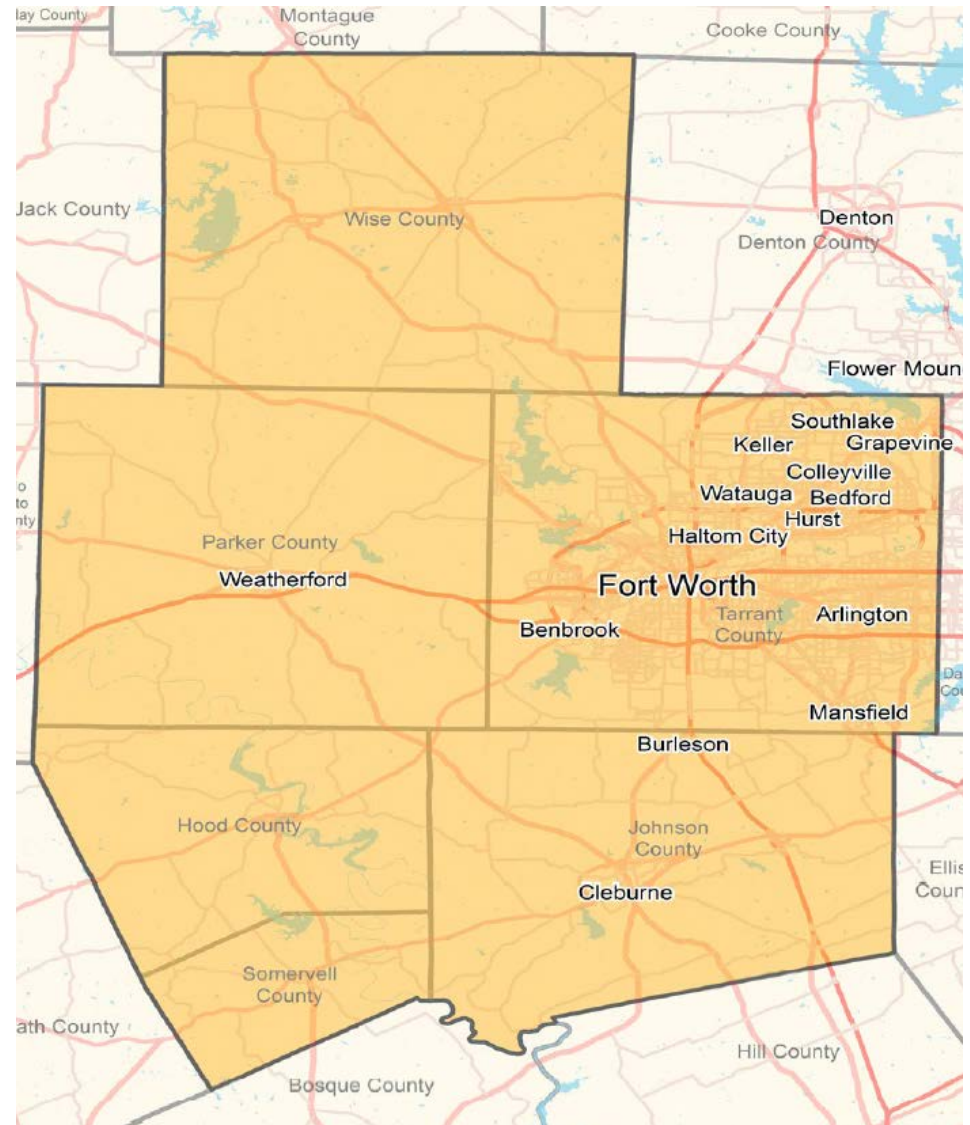
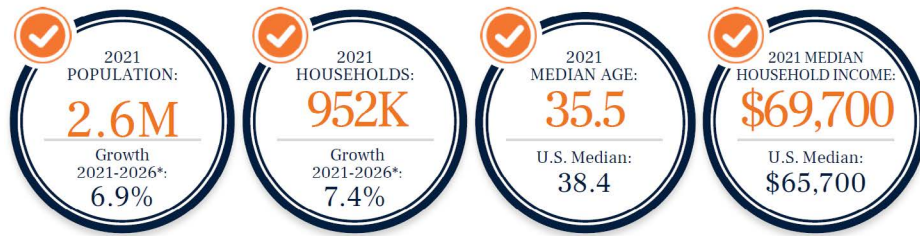
The Fort Worth metro is part of the Dallas-Fort Worth Metroplex and comprises Tarrant, Hood, Johnson, Parker, Wise and Somervell counties. The most populous cities in the metro are Fort Worth and Arlington. Both locales are expected to record population gains over the next five years that notably exceed the national rate, driving demand for housing. The metro is home to several higher educational institutions, including the University of Texas at Arlington and Texas Christian University, which supply an educated labor force for the large and diverse employment base.



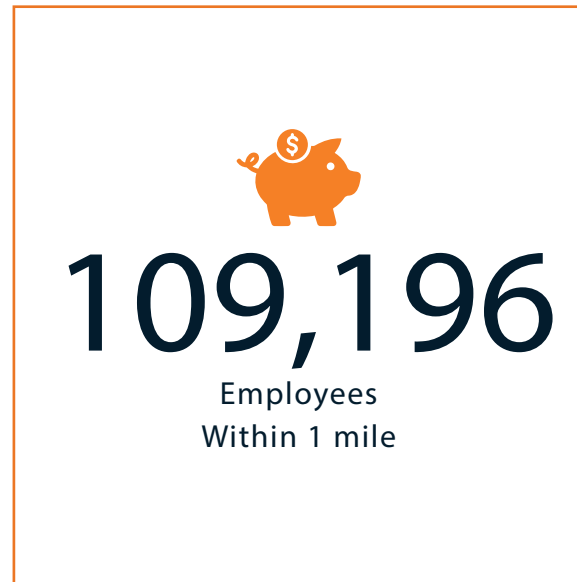
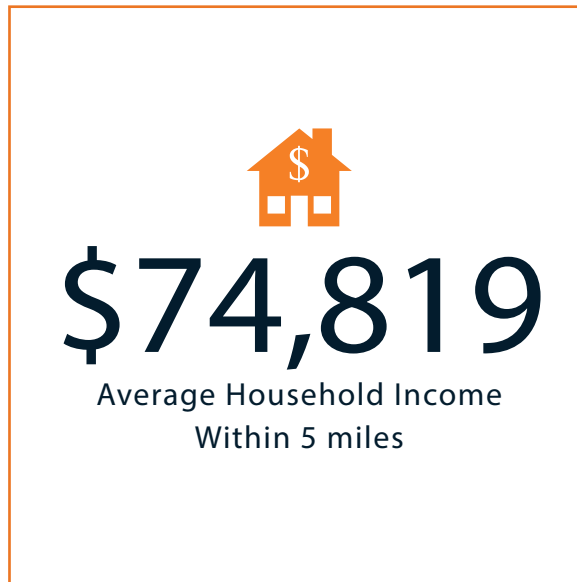
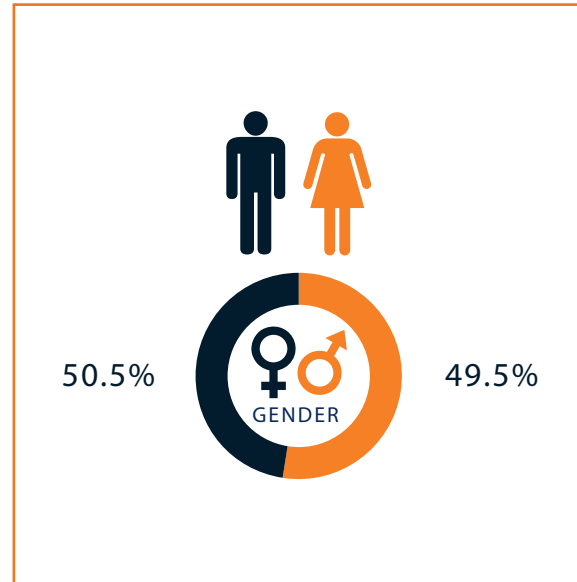
METROPLEX GROWTH

ECONOMY

Local universities include the University of Texas at Arlington, which is the largest university in North Texas; Texas Christian University; Tarrant County College; and Texas Wesleyan University. Lockheed Martin Aeronautics Company is headquartered in Air Force Plant 4 in Fort Worth. Health care is a strong economic driver, supported by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and JPS Health Network. General Motors' assembly plant has been operating since 1954 and currently manufactures large SUVs for various divisions, such as Chevrolet, GMC and Cadillac, providing numerous jobs. Local amenities include the Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	12,791	95,855	245,135
2021 Estimate			
Total Population	11,981	91,161	230,285
2010 Census			
Total Population	10,166	79,046	195,571
2000 Census			
Total Population	10,234	79,460	173,841
Daytime Population			
2021 Estimate	12,494	147,405	355,684
HOUSEHOLDS			
2026 Projection			
Total Households	3,426	29,326	85,512
2021 Estimate			
Total Households	3,200	27,583	79,460
Average (Mean) Household Size	3.7	3.2	2.8
2010 Census			
Total Households	2,674	23,423	66,088
2000 Census			
Total Households	2,663	22,703	57,636

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	1.5%	3.0%	4.2%
\$150,000-\$199,999	1.3%	2.7%	4.3%
\$100,000-\$149,999	3.9%	8.0%	11.6%
\$75,000-\$99,999	8.8%	10.1%	12.4%
\$50,000-\$74,999	18.6%	20.0%	20.1%
\$35,000-\$49,999	18.3%	15.3%	13.7%
\$25,000-\$34,999	14.3%	12.8%	10.9%
\$15,000-\$24,999	15.2%	12.3%	10.2%
Under \$15,000	18.1%	15.7%	12.7%
Average Household Income	\$48,719	\$62,584	\$74,819
Median Household Income	\$36,610	\$43,454	\$52,826
Per Capita Income	\$13,016	\$19,293	\$26,204
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	11,981	91,161	230,285
Under 20	34.5%	31.0%	28.8%
20 to 34 Years	25.3%	25.6%	25.2%
35 to 39 Years	7.4%	7.4%	7.7%
40 to 49 Years	12.2%	12.5%	12.4%
50 to 64 Years	12.6%	14.1%	15.3%
Age 65+	8.0%	9.4%	10.6%
Median Age	29.3	31.0	32.7
Population 25+ by Education Level			
2021 Estimate Population Age 25+	6,949	55,981	147,955
Elementary (0-8)	37.1%	24.9%	15.4%
Some High School (9-11)	23.5%	18.1%	13.9%
High School Graduate (12)	27.2%	28.4%	28.4%
Some College (13-15)	7.1%	13.0%	17.6%
Associate Degree Only	2.0%	3.4%	5.0%
Bachelor's Degree Only	2.4%	8.1%	13.5%
Graduate Degree	0.6%	4.0%	6.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	27.0	27.0



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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